

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
February 17, 2014, 2014**

The Dodge County Planning, Development and Parks Committee met on February 17, 2014 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, Randy Grebel and Joseph Marsik. William Muche was excused. The staff present at the request of the Chairman was Joseph Giebel.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed and approved as posted.

TOWN REZONING REQUESTS

George and Patricia Neuberger – Part of the NE ¼, NE ¼, Section 29, Town of Clyman. A request to rezone approximately 15-acres of land under the Town of Clyman Zoning Ordinance from the AG Agricultural Zoning District to the HB Highway Business Zoning District has been submitted to the County Board of Supervisors for approval to allow for the commercial development of this property. County Board Recommendation.

Motion by Grebel to submit a favorable recommendation to the County Board on the rezoning petition of George and Patricia Neuberger.

Second by Marsik Vote 4-0 Motion carried.

Dennis Riedl – Part of the SW ¼, SW ¼, Section 34, Town of Portland. A request to rezone approximately 11.047-acres of land under the Town of Portland Zoning Ordinance from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural Zoning District has been submitted to the County Board of Supervisors for approval in order to allow for the creation of a non-farm residential lot at this location. County Board Recommendation

Motion by Marsik to submit a favorable recommendation to the County Board on the rezoning petition of Dennis Reidl.

Second by Behl Vote 4-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

James Kulkee, agent for David Lauersdorf Trust - Petition to rezone 5-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the creation of non-farm residential lot at this location. The property is located in part of the SE ¼, SE ¼, Section 11, Town of Lebanon, the site address being N1760 Monroe Road.

Motion by Grebel to submit a favorable recommendation to the County Board of Supervisors on the revised request to rezone 6-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District.

Second by Behl Vote 4-0 Motion carried.

PUBLIC HEARING

Michael Kamp – Request for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling, grading and dredging within a Shoreland and Floodplain district and within a navigable water body associated with the cleanout of a pond. The property is located in part of the NW ¼, NE ¼, Section 14, T13N, R13E, Town of Fox Lake, the site address being W10323 County Road F.

Motion by Behl to approve the conditional use permit application to allow filling, grading and dredging on this site subject to the following conditions:

1. All disturbed areas shall be graded and seeded to permanent vegetation as soon as possible to prevent erosion of silt into the Drew Creek;
2. All erosion control measures required by the applicable Federal, State, County and Local codes shall be in place and shall be maintained throughout the duration of the project in accordance with Best Management Practices;
3. No fill shall be placed below the 906' msl Floodplain elevation contour line as per plan;
4. All dewatering materials shall maintain erosion control measures in place until said materials are used for the proposed dwelling or are leveled, graded and vegetated;
5. Any additional structures, expansions etc. shall comply with the Dodge County Shoreland Protection Ordinance;
6. It shall be the responsibility of the applicant to obtain all other Federal, State and/or local municipality permits and approvals that may be required for the proposed operation on this site.

Second by Marsik Vote 4-0 Motion carried.

PUBLIC HEARING

Christine Lund, agent for Duffy Rental Properties LLC – Request for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling and grading of more than 2000 square feet within 300 feet of a navigable waterway associated with the construction of a multi-family residence and detached garage on this site. The property is located in part of the NW ¼, SW ¼, Section 18, Town of Elba, the site address being W12371 State Road 16 & 60.

Motion by Marsik to approve the conditional use permit request to allow filling and grading on this site subject to the following conditions:

1. No fill shall be placed below the Regional Flood Plain elevation 825.7 msl.
2. All disturbed areas shall be graded and seeded to permanent vegetation as soon as possible to prevent erosion of silt into the waterway.
3. All erosion control measures required by the applicable Federal, State, County and Local codes shall be in place and shall be maintained throughout the duration of the project in accordance with Best Management Practices.
4. Any additional structures, expansions etc. shall comply with the Dodge County Shoreland Protection Ordinance and Dodge County Floodplain Zoning Ordinance.

Second by Grebel Vote 4-0 Motion carried.

PUBLIC HEARING

Larry Waldvogel - Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of a bio-solid waste-cake sludge storage facility within the A-2 General Agricultural Zoning District. The property is located in part of the SE ¼, SE ¼, Section 24, T13N, R14E, Town of Trenton, the site address being W7342 Oakwood Road.

Motion by Grebel to approve the conditional use permit application to allow the establishment of a bio-solid waste-cake sludge storage facility on this site subject to the following conditions:

1. The operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental to the public health and safety or general welfare of the immediate neighborhood or community.
2. It shall be the responsibility of the applicant to obtain all other Federal, State and/or local municipality permits and approvals that may be required for the proposed storage facility and for the operation of the facility on this site prior to beginning the operation of the business on this site.
3. The business shall be operated in accord with the required State, Federal and local regulations and in accord with the business narrative submitted with the Conditional Use Permit application.
4. There shall be no outside storage of bio-solids materials, hazardous waste, or unlicensed vehicles associated with the business operation on this site.
5. All exterior lighting shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties. A lighting plan shall be submitted to the Department for review and approval of the Land Use Permit for the storage facility.
6. All hazardous wastes used or generated in the operation of the proposed business shall be disposed of in accord with the applicable regulations.
7. The proposed building and concrete foundation shall meet all State, Federal and local construction standards. A County Land Use permit shall be required for the construction of any structure or the location of any signs on this site.
8. An environmental incident response plan shall be submitted to the Department for review and approval prior to the issuance of the conditional use permit. The environmental incident response plan shall contain the following information:

- a. Emergency Contacts, Contact Person(s) and phone numbers;
 - b. An odor prevention, monitoring and mitigation plan for the facility;
 - c. A complaint monitoring and reporting plan;
 - d. A safety plan to address injuries, fires or other rescue emergencies for the facility;
 - e. A spill control and response plan to address spills, leaks, or failure of the storage facility, during transport, or during land application.
9. An operations and maintenance plan for the facility shall be submitted to the Department for review and approval prior to the issuance of the conditional use permit.
 10. A proposed plan to provide sanitary facilities for use by the employees of this facility shall be submitted to the Department for review and approval prior to the issuance of the conditional use permit.
 11. A landscaping plan shall be submitted to the Department for review and approval prior to the issuance of the Land Use Permit for the proposed structure.
 12. Any significant change to or expansion of the business operation and/or of its facilities may require that a new Conditional Use Permit be obtained.
 13. The decision of the Committee is valid for one year.

Second by Behl Vote 4-0 Motion carried.

OTHER BUSINESS

1. Discussion on possible amendment to the Land Use Code to allow ground and wall signs within the A-2 General Agricultural Zoning District for those businesses that are listed as an allowed or conditionally allowed use within this district.

Mr. Giebel informed the Committee that the Department has received several requests from business owners that are located within the A-2 General Agricultural Zoning District to allow on premise wall signs and on premise ground signs on their properties to advertise their business. Giebel noted that the County Code currently allows several types of non-agricultural related businesses to be located within the A-2 General Agricultural Zoning District as a conditional use, however, the sign code as it is currently written, does not allow on-premise wall signs or on-premise ground signs (type 8, 9, 10 or 11). He also noted that the only signs currently allowed in the A-2 District for non-agricultural related businesses are on-premise name, occupation and warning signs (Type 4: 4 square feet for a 1-sided sign or 8 square feet for a 2-sided sign).

The Committee reviewed the current sign regulations and discussed this issue. The Committee agreed that the code should be amended to allow on-premise ground signs and a wall sign for those businesses that are allowed within the A-1 Prime Agricultural and A-2 General Agricultural Zoning Districts.

2. The minutes from the February 3, 2014 meeting were reviewed by the Committee.

Motion by Marsik to approve the minutes as written.

Second by Grebel Vote: 4-0 Motion carried.

3. No Committee Member Reports

4. No additional per diems.

Motion by the order of the Chair to adjourn the meeting.

Meeting adjourned at 8:11 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Tom Schaefer".

Tom Schaefer, Chairman

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.